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Book 8323 Page 0343

QUITCLAIM DEED WITH COVENANT

43-126-29

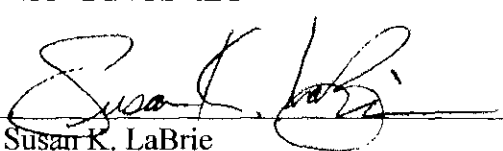
KNOW ALL PERSONS BY THESE PRESENTS, that **ATL HOLDINGS LLC** a Florida limited liability company with a place of business in Portland, County of Cumberland, State of Maine, for consideration paid, grants to **SARA M. LIPPERT**, of the City of Waterville, County of Kennebec and State of Maine, with **QUITCLAIM COVENANTS**, the real property situated in the City of **Waterville**, County of Kennebec, and State of Maine, and more particularly bounded and described on Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said ATL Holdings LLC has caused this instrument to be signed, acknowledged, and delivered in its name and behalf by Susan K. LaBrie, its Manager, hereunto duly authorized, this 28th. day of February, 2005.

WITNESS:


Daniel L. Sisk

ATL HOLDINGS LLC

By: 
Susan K. LaBrie
Its Manager


STATE OF MAINE
CUMBERLAND COUNTY, ss.

February 28, 2005

Then personally appeared the above-named Susan K. LaBrie, Manager of ATL Holdings LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of the said limited liability company.

Before me,




Notary Public
My Commission Expires:

PAUL J. BELL
Notary Public, Maine
My Commission Expires September 10, 2010

2) L. Gifford

43-126-21

EXHIBIT A

That certain real estate located on Mathews Avenue in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Being Unit Number 29 described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314 as amended by instruments recorded in Book 3520, Page 290, and Book 3563, Page 265, as further amended by Second Amendment to Declaration of Condominium dated January 5, 2005, recorded in Book 8267, Page 342.

Together with any and all of Grantors interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Unit described above.

Meaning and intending to hereby convey a portion of the same premises as conveyed to Grantor by Warranty Deed of Averill Associates, LLC dated September 22, 2004 and recorded in the Kennebec County Registry of Deeds, Book 8132, Page 263, and by Warranty Deed of J. Kevin McQuinn dated September 22, 2004 and recorded in said Registry of Deeds, Book 8132, Page 261.

Received Kennebec SS.
03/04/2005 8:20AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS